

**NOTICE OF AVAILABILITY OF
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
AND PUBLIC COMMENT PERIOD**

Project:

- A) King And Dobbin Transit Village Planned Development Zoning File No PDC07-015, Council District: 3. The proposed rezoning project is located at the northeast corner of North King Road.
- B) Dobbin Drive and US 101 / Oakland/Mabury Transportation Development Policy Development File No PP07-172. The proposed Transportation Development Policy (TDP) will address traffic congestion in the vicinity of the US 101 and Oakland Road interchange corridor and the planned US 101 and Mabury Road interchange in San José

Project Description: Planned Development (PD) Zoning Project: The proposed PD rezoning will allow development of up to 1,287 residential units, between 10,000 and 25,000 square feet of commercial space, and an approximately one-acre park. The project proposes rezoning the site to allow areas to be developed at densities ranging from 20 to 110 dwelling units per acre (DU/AC). The highest densities are proposed near North King Road and the lower densities are proposed on the eastern side of the site closer to the existing single-family neighborhood. The PD zoning will be developed with up to 138 affordable residential units, including a maximum of 100 affordable apartments and 38 emergency shelter units used for the San José Family Shelter to provide housing on an emergency basis for homeless families with children.

Transportation Development Policy: The City of San José proposes a Transportation Development Policy (TDP) to manage the traffic congestion associated with near term “smart growth” development in the US 101 – Oakland/Mabury area including Transit Oriented Development near the planned BART Berryessa Station, Japantown Neighborhood Business District, Jackson-Taylor Specific Plan, and Luna Park/13th Street Neighborhood Business District. The policy would create a “fair share” traffic impact fee structure to finance US 101/Oakland Road and US 101/Mabury Road interchange improvements.

The proposed project will have potentially significant environmental effects on the following categories environmental resources: Land Use, Transportation, Cultural, Hazards and Hazardous Materials, Hydrology and Water Quality, Biological, Air Quality and Schools. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the project location. The project location is not contained in the Cortese List of toxic sites.

The Draft EIR and documents referenced in the Draft EIR are available for review online at the City of San José’s website: <http://www.sanjoseca.gov/planning/eir/eir.asp> and are also available at the following locations:

Department of Planning, Building,
and Code Enforcement
200 East Santa Clara Street, 3rd Floor
San José, CA 95113
(408) 535-3555

Education Park
Branch Library
1770 Educational Park Drive
San Jose, CA 95133
(408) 272-3663

Dr. Martin Luther King Jr.
Main Library
150 E. San Fernando St.
San José, CA 95112
(408) 277-4822

The public review period for this Draft EIR begins on **September 13th, 2007** and ends on **October 29, 2007**. Written comments must be received at the Planning Department by **5:00 p.m.** on Monday, October 29, 2007, in order to be addressed as part of the formal EIR review process.

Following the close of the public review period, the Director of Planning, Building, and Code Enforcement will prepare a Final Environmental Impact Report that will include responses to comments received during the review period. Ten days prior to the public hearing on the EIR, the City's responses to comments received during the public review period will be available for review and will be mailed to those who have commented in writing on the EIR during the public review period.

A public hearing before the Planning Commission to consider certification of the Final EIR is tentatively scheduled for **November 28, 2007**, at 6:30 p.m. in the City Council Chambers at San José City Hall, 200 East Santa Clara Street, San José, CA 95113-1905.

Comments and questions about the Draft EIR or the environmental process should be referred to Dipa Chundur in the Department of Planning, Building and Code Enforcement at (408) 535-7688, via e-mail: dipa.chundur@sanjoseca.gov by fax at (408) 292-6055, or by regular mail at the mailing address listed above. Please reference the above file number in your written comment letter.

For general, non-E.I.R. project-related questions or comments about the Dobbin Drive Rezoning, including anticipated scheduling of next steps in the review process, please contact the Planning Division's project manager Avril Baty at (408) 535-7652 or e-mail avril.baty@sanjoseca.gov

For Transportation Development Policy related questions or comments, please contact Paul Ma in the Department of Transportation at (408) 975-3272, via email at paul.ma@sanjoseca.gov.

Joseph Horwedel, Director
Planning, Building and Code Enforcement

A.D.

Akoni Danielsen, Principal Planner

Date: 9/13/07